



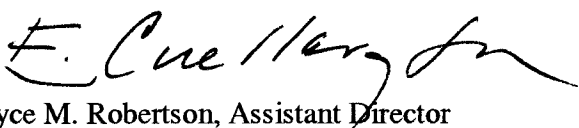
## MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: June 23, 2004

SUBJECT: C-14 #Z2003000327-Revised  
T-Mobile  
11660 SW 186<sup>th</sup> Street  
UU to Permit a Cellular Communication  
Tower  
(8.67 Ac.) 06-56-40

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently or was historically permitted with DERM permits IW5-8922, 12681, and 15369; however, there are no records of current or historical contamination assessment or remediation issues at the subject site.

A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Seven Eleven  
11498 SW 186 Street  
UT-411  
Former Petroleum contaminated site. Case closed on August 5, 1994.

Amoco

11501 Quail Roost Drive

UT-1977

Petroleum contaminated site. Currently in a state administered cleanup program.

Shell

11690 Quail Roost Drive

UT-190

Petroleum contaminated site. Currently in a state administered cleanup program.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

For the referenced property address, 11660 SW 186 Street no enforcement records were found. However, the adjacent property whose address is 11501 Quail Roost Drive, revealed the following enforcement history:

I) Quail Roost Amoco: 11501 Quail Roost Drive

- 3/23/88 DERM inspection revealed evidence of hydrocarbon contamination in the groundwater.
- 10/11/88 DERM inspection revealed continued presence of hydrocarbon contamination and no evidence of an on-site petroleum recovery system.
- 3/23/89 DERM mailed Notice of Violation (NOV) to property owner, for hydrocarbon contamination in the groundwater at the subject location for failure to have Continuous Automatic Leak Detection system operational and for not having monitoring wells installed on site.
- 10/4/89 DERM received a Monitoring well plan for the site and it was disapproved 2/2/90.
- 12/4/90 DERM mailed a Final Notice Prior to Court Action (FNPTCA) to the property owner for failure to comply with the NOV.
- 5/90 DERM received notification for property owner's attorney of their appeal to the FDEP FLIRP ineligibility.

7/29/91 File is referred to the Enforcement Section from the Underground Storage Section for further enforcement since compliance with the NOV and FNPTCA has not been achieved.

4/27/94 DERM is notified through the property owner's attorney that the site has been accepted into the State of Florida's Cleanup site program. After DERM confirmed this information the Underground Storage Section recommended case be closed.

6/10/94 - Case is closed.

II) Amoco Quail Roost: 11501 Quail Roost Drive

7/31/02 DERM issued a Field Notice of Violation for having damaged Air Vapor Recovery Equipment on site.

8/21/02 Equipment is repaired and compliance with the Notice is obtained. Case Closed.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z  
Ron Connally, Zoning Hearings-P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z